



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIB
HPC MEETING: 06/28/09

June 28, 2010

FROM: JERRY BISHOP, Assistant Director
Planning and Development Department

APPROVED BY

DEPARTMENT DIRECTOR

THROUGH: KEVIN FABINO, Planning Manager
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager

SUBJECT: CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER
TO RESCIND THE DESIGNATION OF THE JUDGE WILLIAM D. CRICHTON HOME
(HR#005, 1906) LOCATED AT 1718 L STREET AS A HERITAGE PROPERTY AND
ADOPTION OF FINDINGS NECESSARY TO SUPPORT RESCINDING THE
DESIGNATION, PURSUANT TO FMC 12-1612

RECOMMENDATION

Due to a lack of integrity as well as the economic infeasibility of restoration, staff recommends rescinding the Heritage Property designation of the Judge William D. Crichton Home (HR#005, 1906) located at 1718 L Street, pursuant to FMC 12-1612.

EXECUTIVE SUMMARY

Fresno Housing Authorities of the City and County of Fresno (HACCF) is the current property owner and has requested that the [former] Judge William D. Crichton Home located at 1718 L Street be de-listed as a Heritage Property (Exhibit B).

In 2006 the former property owner, One-By-One Leadership, requested that the vacant building be designated as a Heritage Property. At that time the property was slated to be restored. Since 2006 the 2-story building has further deteriorated. Other than a new roof (which predated 2006) no further work on the property is evident and it has remained vacant for several years. During recent inspections of the interior, it was observed that there is fungus and dry rot as well as hazardous waste from felines and humans, lead paint and asbestos. The interior is 90% gutted and as documented in 2006, inappropriate rehabilitation has affected the integrity of the exterior. Also considered was the restoration cost of the building which outweighs the potential value after rehabilitation.

BACKGROUND

Pursuant to Fresno Municipal Code, the Judge William D. Crichton Home was designated a Heritage Property by the Historic Preservation Commission at the May 22, 2006 public hearing at the property owner's request. Judge William D. Crichton was an early Fresno attorney and was elected a Justice of the Peace in 1890 and then re-elected again in 1892. He retired from active practice in 1935 and died in this home in 1938. His obituary eulogized him as one of the oldest members of the Fresno County Bar Association.

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Judge William D. Crichton's 2-story home was built in 1906. The home was constructed as a simple but stately example of the Prairie vernacular and located on L Street, which was once a prestigious and fashionable neighborhood on the northern edge of the City. Other than a new roof (which predated 2006) no further work on the property is evident and it has remained vacant for several years. During recent inspections of the interior, it was observed that there is fungus and dry rot as well as hazardous waste from felines and humans. The interior is 90% gutted and as documented in 2006, inappropriate rehabilitation has affected the integrity of the exterior.

In 2006 the Historic Preservation Commission determined the property was eligible for listing as a Heritage Property due to its association with Judge Crichton. Because the home clearly had once been a grand residence it was also discussed as potentially eligible to the Local Register if and when the property was fully restored and prior inappropriate changes (such as the treatment of the windows and the enclosure of the front porch) were reversed out (Exhibit C).

"Heritage Property" as defined in the FMC 12-1603 (n) is a "resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as an Historic Resource..." Unlike designations to the Local Register of Historic Resources, request for listing as a Heritage Resource may only be initiated by the property owner or an authorized representative of the owner (12-1612 (a)). The proposed designation of the property does not have to be noticed in the newspaper nor is it reviewed by the City Council.

On March 31, 2010, the Judge William D. Crichton Home was acquired by the Fresno Housing Authorities (HACCF). HACCF and Granville Homes, who currently have the property in escrow, commissioned a series of studies including an inspection by a licensed contractor, an asbestos and lead paint survey and an estimate by PARC Environmental on the cost to abate the human and animal feces inside the home (Exhibit D). As would be expected the studies reveal the presence of lead paint and asbestos, as well as fungus and dry rot. The report by the contractor confirmed the prior changes and poor rehabilitation work to the exterior (as noted in the survey forms of 2006). No structural analysis has been prepared but it would appear that there are no outstanding issues; and there are no code violations on the property.

On June 11, 2010, Granville Homes submitted a letter requesting the Historic Preservation Commission consider rescinding the Heritage Property designation of the Judge William D. Crichton home (HR#005, 1906), located at 1718 L Street. Pursuant to FMC 12-1612, the status of a heritage property may be rescinded more easily than that of a "Historic Resource," "The owner or their authorized representative may amend or rescind the designation of a Heritage Property in the same manner and procedure as was followed in the original designation."

Fresno Housing Authorities is requesting that the designation of the Crichton Home be rescinded due to its deteriorating condition and a lack of adequate financial resources. They have indicated that they strongly prefer to place their limited funds towards the restoration of other historic properties such as the Helm Home. It should be noted that the Crichton Home was previously offered for sale at \$1, to anyone or any agency that could relocate the property. There were no legitimate offers. If the Commission grants the request by the property owner to de-list the home as a Heritage Property it may wish to condition this approval by stipulating that the home be offered again for sale or donation for a period of 90 days.

It is the staff opinion that due to the loss of integrity over the past four years the Crichton home no longer satisfies the definition of a heritage resource as a "resource worthy of preservation because

of its historical, architectural or aesthetic merit..." (FMC 12-1603(n)). After evaluating the submitted reports and recent photos, staff recommends that the request to de-list the property be approved.

Additionally, the property owners have prepared an analysis of the cost to renovate the Crichton Home and abate all nuisances. The total estimated cost is \$387,813 with an estimated after-rehabilitation value of \$192,300 (Exhibit E). Although the owners have referenced the economic viability section of the Historic Preservation Ordinance (Section 12-1617(14)), in fact these provisions only apply to a designated historic resource and not to heritage properties. One may presume that the framers of the Ordinance assumed that a heritage property could be delisted without the more arduous process required of a property on the Local Register. Nevertheless it is apparent that the restoration costs for the property far outstrip its potential value after rehabilitation.

CEQA CONSIDERATIONS

It is most likely the case that this home will be demolished in the future to make way for new construction in this neighbourhood. Generally, the issuance of demolition permits to demolish individual structures is considered ministerial in nature, and therefore not subject to CEQA. However, that is not necessarily the case when the proposed demolition is of a Historic Resource as defined by CEQA.

However, in this case, rescinding the designation of the Judge William D. Crichton Home as a Heritage Property is not a project for purposes of CEQA even though the rescinding of the designation will facilitate the probable demolition of this structure. This is because the Crichton Home does not fall within the definitions of a Historical Resource set forth in CEQA Guidelines, section 15064.5(a). It is not a "mandatory" historic resource because it is not listed on the California Register of Historical Resources nor determined eligible for such listing by the State Historic Resources Commission. It is not a "presumptive" historical resource, because it is not listed on the City's Local Register of Historic Resources nor has it been determined eligible for such listing in a historic resource survey that meets the requirements of Public Resources Code, section 5024.1(g). In fact, City staff determined in 2006 that it was specifically not eligible for listing on the City's Local Register. Finally, there is no substantial evidence in the record to support a finding of the Historic Preservation Commission that this home qualifies as a Historic Resource for purposes of CEQA, pursuant to the discretionary authority to find a resource historically significant set forth CEQA Guidelines, section 15064.5(a)(3). As set forth above, City staff opined in 2006 that the home did not meet the requirements for listing on the City's Local Register of Historic Resources. Since that time, the home has further deteriorated to the point where its lack of integrity makes it so that it does not qualify as a Heritage Property any more.

Because the home does not fall within the definition of a Historic Resource under CEQA, it is not considered part of the environment to be evaluated in determining if an action will have a substantial adverse change in the environment. Therefore, this request to rescind the designation of the Crichton Home does not require any CEQA environmental review.

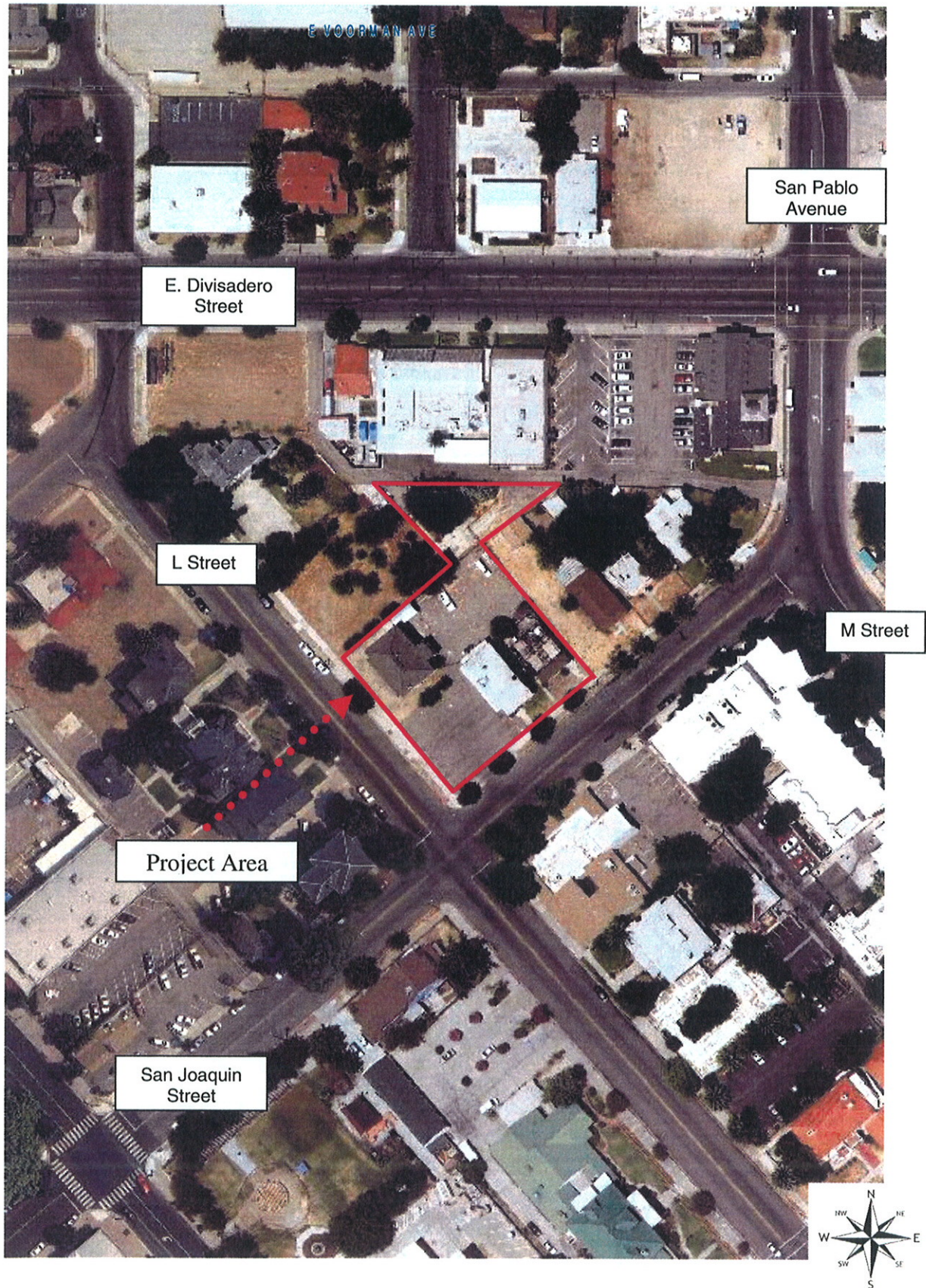
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- Attachment:
- Exhibit A - Aerial Photograph (2008)
 - Exhibit B- Request for De-listing of Historic Heritage Property, 1718 L Street.
 - Exhibit C - Primary and BSO Forms for the Judge William Dr. Crichton Home,
Prepared 8 February 2006 by Karana Hattersley-Drayton.
 - Exhibit D - Supplementary reports by contractor, lead paint and asbestos
inspections and estimate by PARCS for removal of animal and
human waste.
 - Exhibit E - Rehabilitation Budget for Crichton Home.

Aerial Photograph (2008)
Judge William D. Crichton Home (HR#005, 1906)
1718 L Street



Request for de-listing of Historic Heritage Property

Historic Preservation Ordinance-City of Fresno
(Section 12-1612)

The Housing Authorities of the City and County of Fresno (HACCF) are formerly requesting the de-listing of the Heritage property listed below:

Property:	1718 L Street, Fresno CA 93721- "The Crichton Home"
Assessor Parcel Number-	# 466-103-29 01
Owner-	Housing Authorities of the City and County of Fresno (HACCF) 1331 Fulton Mall, Fresno CA 93721

The Crichton Home was placed on the Local Historic Register as Heritage Property in May 2006.

Background

The Crichton home was constructed in 1906 as a two-story single family residence, which was converted to office use in 1958 and has been vacant for the past 13 years.

One by One Leadership Foundation (OOLF) purchased the property in 2006 and requested it be placed on the Local Register of Historic Resource in May 2006. Staff recommendation was that it did not satisfy the criterion for individual listing on the Local Register, however it did meet the threshold as a Heritage Property, and the Historic Preservation Commission (HPC) concurred. However, since that time, major events have happened:

- 1) OOLF came upon financial troubles, and was forced to sell the property in order to remain in operation.
- 2) The HACCF stepped in and purchased all but one of the properties associated with OOLF.

Current Site

The Crichton home is in need of major exterior and interior rehabilitation and repair. The abandoned home is currently being used as a litter box for cats and human fesses (per Parc Environmental Report). Though it appears that the exterior remains intact, there are major repairs needed to stop the deterioration due to neglect including fungus infection and dry rot (per Wood destroying Pests and Organisms Report). The below list includes some of the "remodel" work that occurred while the new roof was put on in 2006:

- Most original windows have been replaced with mismatched new materials, or boarded up
- The siding has become a patchwork of repairs using various materials
- The interior is completely gutted and ripped apart to framing
- Most drywall and insulation has been removed or damaged
- The flooring has been stripped to the sub-floor

- The ceilings have been damaged in a majority of the rooms due to water damage, with lath batt dangling from the ceiling (per Wood Destroying and Organisms Report)
- Brick foundation and much of the support posts and retaining walls are in contact with soil with wood retaining areas and fungus (per Wood Destroying Pests and Organisms Report)
- The context of the exterior has changed with the loss of landscaping and additions

Justification

It is the HACCF's belief that in its current state, the building should no longer be considered a contributing Historic Building. When the Historic designation was requested in 2006, City staff noted the home had suffered innumerable damage that led to a loss of integrity. Since that time, even further loss to the integrity has occurred due to neglect and illogical and dangerous alterations (per Inspection Report by General Contractor). The original front porch was enclosed, removing the original support columns that is a prevalent characteristic of the of the L Street homes. In the interior, all original plaster has been stripped away and the original window moldings have been removed.

There are currently no agencies, public or private, that have the resources and are willing to step in and completely rebuild the home to its original condition. This is primarily due to the heavy financial commitment that would be required of someone willing to restore this home back to its original condition, prior to the numerous shoddy uncompleted renovation attempts (see rehabilitation budget).

Per Fresno Municipal Code Chapter 12 Section 1617(4):

"If the fair market value of the land, combined with the costs of rehabilitation, exceed the "after-rehabilitation" value of the property by more than twenty percent, the Commission shall find that denial of the application will result in an unreasonable economic hardship to the owner."

Given the events at the Crichton Home, the HACCF feels that the delisting of the home is necessary and appropriate, in order to be consistent with FMC Chapter 12 Section 1603(N):

"Heritage Property" shall mean a resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as an Historic Resource under this article.

Also, based on the Recommendation Report to the HPC, dated May 22, 2006: *"A listing of a heritage property may also be rescinded easily by the owner."*

The de-listing of the home is necessary in order for the redevelopment plan under HACCF and Granville Homes to be implemented. (Please see Development Plan for more details of the entire site).

Information is based on the following reports:

- 1) DPR Building, Structure, and Object Record, May 3, 2006
- 2) Parc Environmental Report, May 23, 2010

- 3) Inspection Report by General Contractor, May 26, 2010
- 4) Wood Destroying Pest and Organism Inspection Report, May 26, 2010
- 5) Asbestos Survey, June 4, 2010
- 6) Rehabilitation Budget and Market Value Summary

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Resource Name: Judge William D. Crichton Home

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno South 1963, Photorevised 1981. Parcel located in s/e ¼ of Section 4
T14S R20E

c. Address: 1718 L Street, Fresno

d. Assessor's Parcel Number: 466-103-39

***P3a. Description:** This full two-story rectangular plan home faces "west" onto L Street and is an example of the early vernacular interpretation of the Prairie. It has sustained numerous alterations over time, but original features include the medium pitched hip roof with bellcast flare, wide overhanging eaves and a plain boxed cornice. The façade is symmetrical with three windows on the second story over what is now a fully enclosed one story hipped roof porch and entry way. The home is standard frame construction and is clad in horizontal lapped siding with a stucco veneer on the first story façade. The solid wood front door is centrally located and has sidelights that have been replaced. A brick fireplace is on the "south" elevation. Most original double hung sash windows have been replaced with new inserts that include faux muntins. However a nice series of double hung ribbon windows remain on the first floor and wrap the southeast corner, providing light for what was possibly a sunroom or sitting room. A bay window on the north elevation has been unfortunately in-filled. An early 2-story addition to the rear of the home apparently accommodated a bathroom on the first floor and a sleeping porch on the second. A parking lot is directly behind the home. Off the northeast corner is a one-story wood frame garage with gable roof, exposed rafter tails and lapped wood siding.

***P3b. Resource Attributes:** HP2 (Single-family property); HP4 (detached garage)

***P4. Resources Present:** ● Building

● Element of Proposed L Street District



P5b Photo date: 8.25.05

***P6. Date Constructed/Age and Sources:** 1906,
Sanborn Fire Insurance Map;
Polk Directories

***P7. Owner and Address:**
Fresno Leadership
Foundation
c/o Habitat for Humanity
Fresno Inc.
2219 San Joaquin Street
Fresno, CA 93721

***P8. Recorded by:**
Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:**
2.8.06

***P10. Survey Type:**
Intensive

***P11. Report Citation:** "Evaluation of the Judge William D. Crichton Home Located at 1718 L Street for the Local Register of Historic Resources."

***Attachments:** ● Building, Structure and Object Report; ● Continuation Sheet

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

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Resource: Judge William D. Crichton Home 1718 L Street

*Recorded by: Karana Hattersley-Drayton

*Date: 2.8.06

■ Continuation

View From Balcony of the Long/Black Home 12.21.05



Southeast Corner with Ribbon Windows/Sun Porch



BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5B

*Resource Name: Judge William D. Crichton Home

B3. Original Use: Single-family residence

B4. Present Use: Vacant

***B5. Architectural Style:** Prairie vernacular

***B6. Construction History:** The home is depicted on the Sanborn map of 1906. The garage was added in 1913 and a "shower bath" in 1915. The property was remodeled for office use in 1958.

***B7. Moved?** ☒ No

***B8. Related Features:** The home is located in the proposed "L Street Historic District" and is one of many early 20th century (former)residences in the immediate area. Also on the parcel is a one-story garage.

B9a. Architect: N/A

B9b. Builder: Unknown

***B10. Significance: Theme:** Early Settlement and Development **Area:** Fresno's parent grid block 341

Period of Significance: 1906-1938 **Property Type:** Prairie vernacular

Applicable Criteria: Heritage Property; the home may become eligible under Criteria i and ii as a Historic Resource for the Local Register if appropriate rehabilitation occurs.

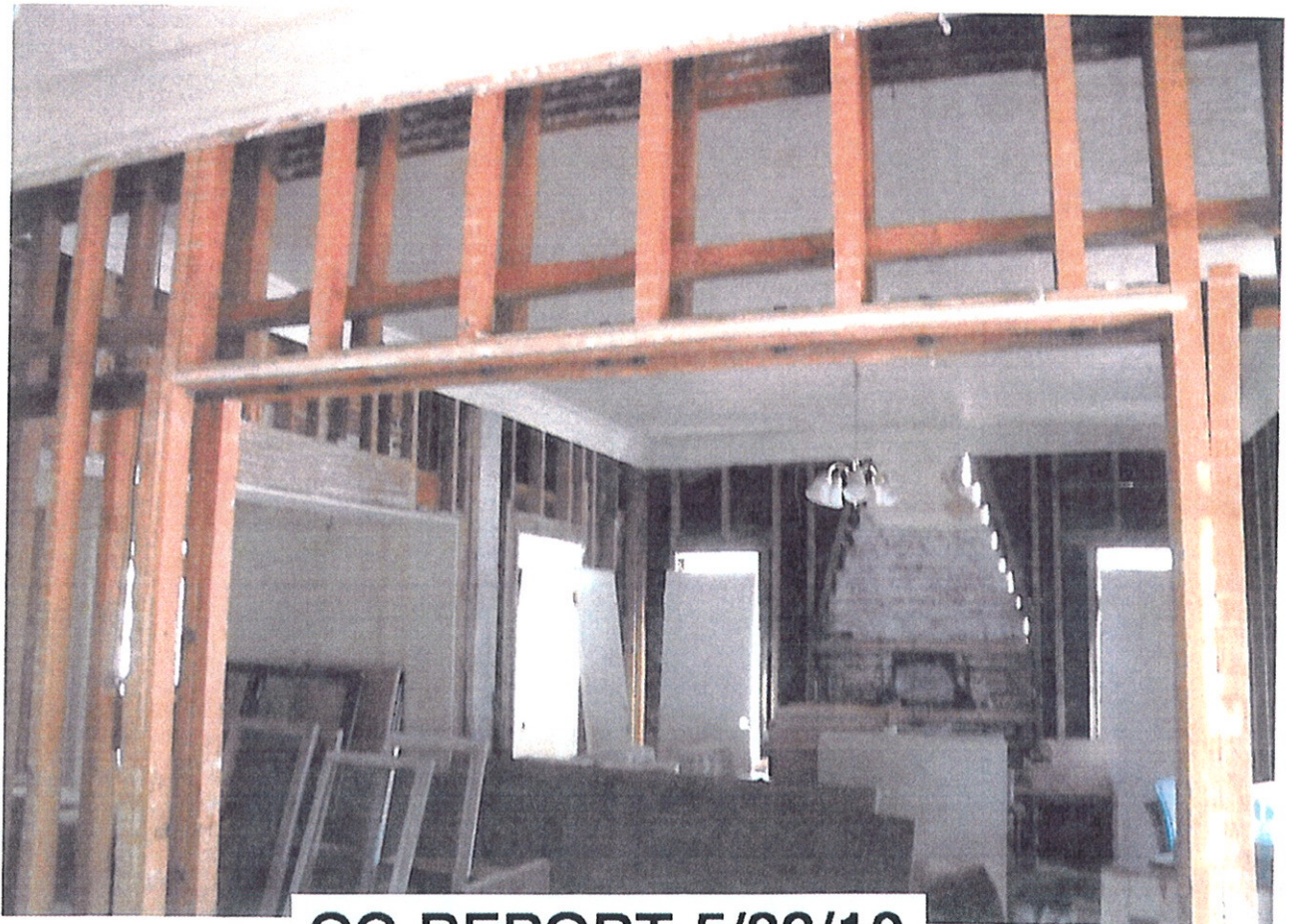
The home was constructed in 1906 apparently for Judge William D. Crichton who for several years lived across the street from this location in a home that is no longer extant. Judge Crichton was an early Fresno attorney and at his death in 1938 was eulogized as one of the oldest members of the Fresno County Bar Association. Three separate biographical listings for Judge Crichton agree that he was born on July 12th, 1863. However, whether he was born in Australia, on board ship in route to California, or in Eureka, California is unclear. According to his obituary in the Fresno Bee, he came to Fresno in 1877 and studied law in the offices of Weber and Van Meter. He was admitted to the bar in 1891 and was elected a Justice of the Peace in 1890 and then again in 1892. He unsuccessfully ran for Congress in 1890. He married Alice Stevens in Dyersburg Tennessee in 1891. The couple had no children. "Judge" Crichton as he was affectionately called, retired from active practice in 1935 and died in this home in 1938 from heart trouble. The Judge William D. Crichton Home is an early residence in what was once a fashionable and prestigious neighborhood of early Fresno. It is also located within the proposed L Street Historic District. The home is associated with an individual of some importance in the social history of early Fresno. In addition, the house originally was a simple but stately example of the Prairie vernacular. Unfortunately the building has sustained numerous changes over the years including removal of most original windows, unsympathetic infill of piercings, enclosure of the front porch etc. Nevertheless the home appears to be eligible as a Heritage Property, due to the importance of Judge Crichton. Should the property be successfully rehabilitated, the home could well qualify individually for the Local Register as a historic resource.

***B12. References:** Fresno County Assessor's Records; 1898, 1906, 1918 and 1950 Sanborn Fire Insurance Maps; Husted-Polk Directories, 1898-1915; Fresno County: The Pioneer Years... p. 274; Building permits on file in the Planning and Development Department; Fresno Bee 2.26.38 1B; Paul E. Vador, History of Fresno County... 712-713; Davis' Commercial Encyclopedia of the Pacific Southwest, p. 496.

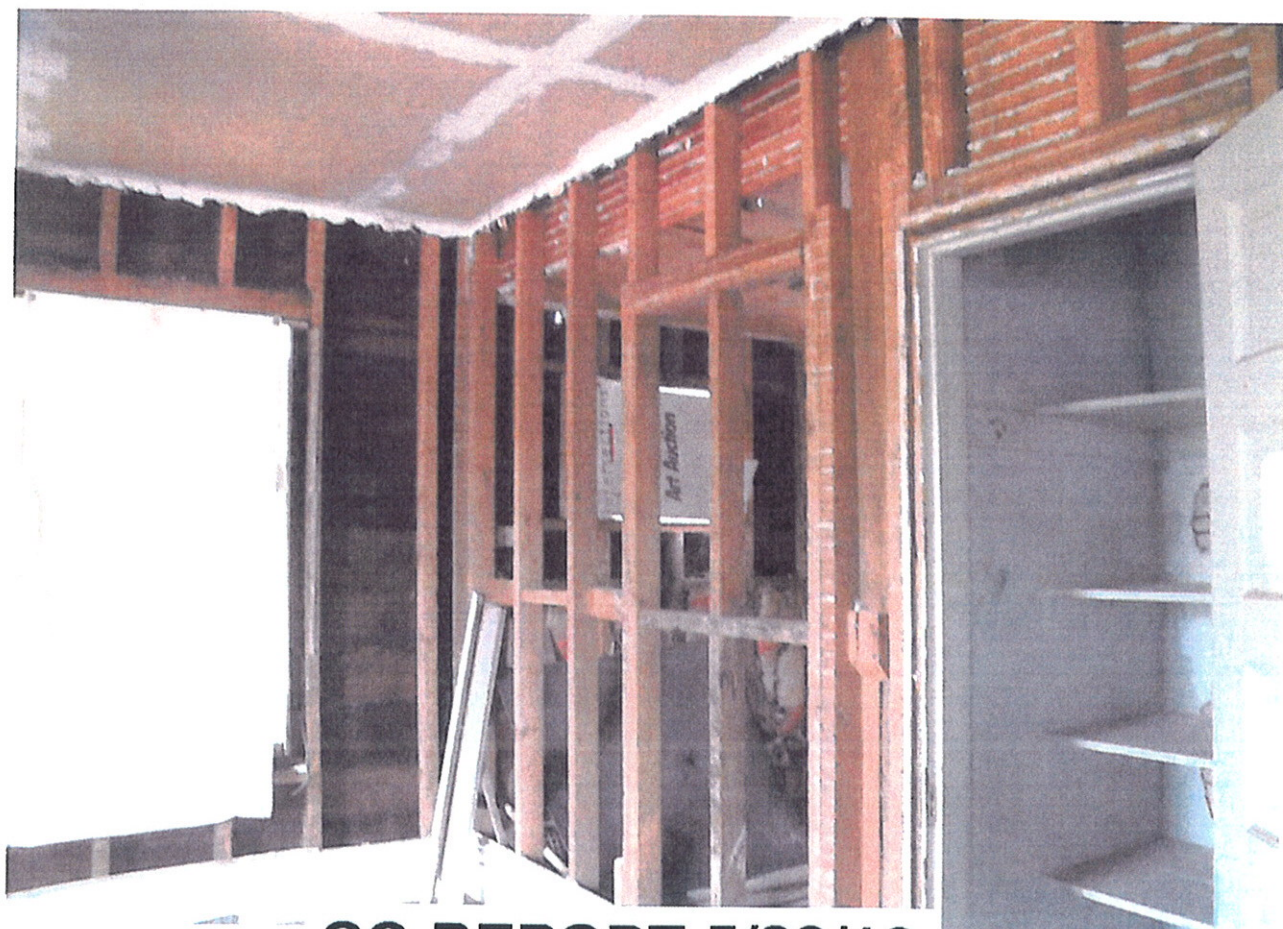
***B14. Evaluator:** Karana Hattersley-Drayton

***Date of Evaluation:** May 3, 2006

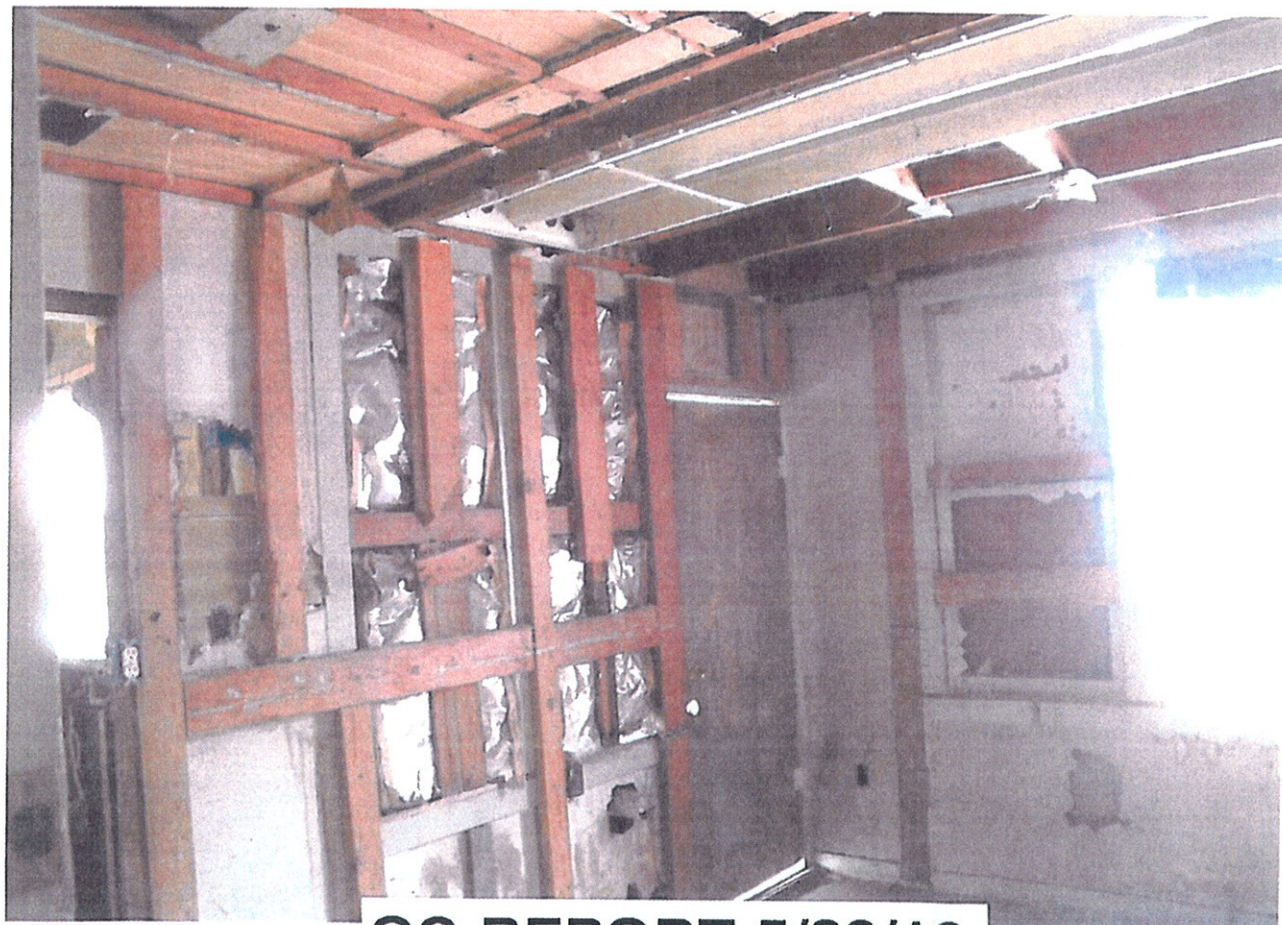
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GC REPORT 5/26/10



GC REPORT 5/26/10



GC REPORT 5/26/10

Date Inspected – 5/26/2010

RE: Inspection of 1718 L Street "Crichton Home"

The inspection of this property revealed a former residential home that over time has been partially renovated and is currently 90% gutted with various portions of the building being used for storage. The home is infested with animals (cats) that have used the structure for a litter box for many years. The inside is further being subjected to damage from the elements due to broken windows and partial wall repairs. The front lower portion of the structure was altered in the past to add interior space and does not match the original exterior of the building in appearance or materials.

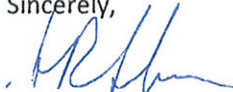
The exterior of the building is in poor condition with respect to appearance and paint condition and shows considerable areas that would need immediate attention to stop deterioration. The roof looks to be in good shape. The windows and siding are a total patchwork of mismatched materials and types along with partial repairs in many areas. The masonry chimney is in disrepair and needs attention. The majority or the remainder of the property is poorly maintained with little or no landscaping and debris strewn paved areas.

The basement has interior access and is mostly for simple under structure access and water heater location. The foundation is brick and much of the support posts are in contact with soil with wood retaining areas.

This structure is a basic shell with little else to look at. There are signs of past remodels and alterations some of which are dangerous and illogical at best.

Please feel free to contact me with any other questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tony Seaton', is written over the printed name.

Tony Seaton

Contractor License # 913224

ASBESTOS SURVEY
RESIDENCE
1718 L STREET
FRESNO, CALIFORNIA

Project No. 014-10062
June 4, 2010

Prepared for:
Ms. Amber Martinez
Granville Homes, Inc.
1396 West Herndon Avenue, Suite 101
Fresno, California 93711
(559) 436-0900

Prepared by:
Krazan & Associates, Inc.
215 West Dakota Avenue
Clovis, California 93612
(559) 348-2200

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Project No. 014-10062

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GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

June 4, 2010

Project No. 014-10062

**ASBESTOS SURVEY
RESIDENCE
1718 L STREET
FRESNO, CALIFORNIA**

1.0 INTRODUCTION

This report presents the results of our asbestos survey for the structures located at 1718 L St. in Fresno, California. The asbestos survey was conducted under the conditions of Krazan & Associates, Inc.'s (Krazan's) Proposal No. P10-067, dated May 24, 2010. Ms. Amber Martinez gave written authorization on May 25, 2010, for Krazan to proceed with the asbestos survey.

2.0 PURPOSE AND SCOPE OF WORK

The purpose of the asbestos survey was to identify and quantify the presence of potential asbestos-containing materials (ACMs) at the on-site structures. The scope of work for the asbestos survey included conducting a visual survey of the structures and conducting bulk sampling and analysis of materials suspected to contain asbestos. This survey was performed in accordance with local, state, and federal regulations.

3.0 BUILDING DESCRIPTION

Residence

The site is located on the east side of L Street, north of San Joaquin in Fresno, California. The structure was a two-story wood-framed structure with pier and post foundation, stucco and wood exterior walls, with composite shingle roof. Interior construction included gypsum board, acoustic ceiling tiles, plaster, wood and open-framed ceilings; gypsum board, plaster, wood, and open-framed walls; and wood floors overlain (in areas) by sheet flooring, wall-to-wall carpeting, and floor tiles.

Shed

The structure was a wood-framed structure with wood, metal, and stucco exterior walls, with metal roof. Interior construction included gypsum board ceilings and walls; and wood floors overlain (in areas) by floor tiles.

4.0 INVESTIGATIVE METHODS

4.1 Sampling Protocols

Thirty-eight (38) samples of suspected ACMs were collected from throughout the on-site structures. Sample locations for this survey were chosen in a semi-random fashion with emphasis placed on minimizing damage to the sampled materials. The samples were collected by carefully removing a small amount of the suspect material in a non-abrasive manner. If possible, samples were collected from existing damaged areas or loose pieces of materials. Each sample was placed in a separate sealed plastic bag, and labeled with the project number and sample number. Refer to the Floor Plan following the text for the bulk sample locations.

4.2 Laboratory Analytical Methods

The bulk samples collected were analyzed by A.E.S.L. Environmental of Tempe, Arizona, to detect the presence, type, and percentage of asbestos by polarized light microscopy/dispersion staining, following the procedure described in 40 CFR 763, Subpart E, Appendix A (AHERA). Copies of the Certified Analytical Results and Chain-of-Custody Record are included in Appendix A.

5.0 RESULTS OF INVESTIGATION

As stated previously, 38 samples of suspected ACMs were collected from throughout the structures. Analytical laboratory results and field observations of the materials sampled have been summarized on Table I, following the text of this report. Information presented within the table includes the sample number, the sample description, the location where the sample was obtained, the asbestos content, the volume of ACMs identified (typically expressed in square feet), the condition of the material sampled, and a listing of locations where similar (homogenous) ACMs were also noted (although not necessarily sampled in these areas). In addition, footnotes have been provided to convey pertinent information regarding the specific sample or homogenous material.

The following materials were identified as containing at least one percent asbestos:

9-in by 9-in Floor tile and mastic – throughout residence and shed (Sample Nos. 24, 25, and 37). This material would be considered a Category I non-friable ACM under the NESHAP Regulations.

Duct wrap – throughout residence on metal ducting in wall cavities (Sample No. 32). This material would be considered a friable ACM under the NESHAP Regulations.

Insulation – on basement rafters (Sample No. 34). This material would be considered a friable ACM under the NESHAP Regulations.

6.0 CONCLUSIONS

The National Emissions Standards for Hazardous Air Pollutants (NESHAP) defines regulated asbestos-containing materials (RACM) as the following: friable materials containing more than one percent asbestos as determined by polarized light microscopy; Category I non-friable materials (i.e., floor tiles, asphalt roofing products) containing more than one percent asbestos that have become friable, have been subjected to or will be subjected to sanding, grinding, cutting, or abrading; and Category II non-friable materials (i.e., non-friable asbestos-containing materials that are not Category I materials) containing more than one percent asbestos that have a high probability of becoming or have already been reduced to a friable condition by demolition or renovation activities. The above-noted samples that contain greater than one percent of friable asbestos meet the definition of a RACM under the NESHAP. In addition, the California Division of Occupational Safety and Health (Cal-OSHA) defines asbestos-containing construction material (ACCM) as greater than 0.1 percent asbestos. The above-noted samples that contain greater than 0.1 percent asbestos would meet the definition of an ACCM.

If these asbestos-containing materials are left in place, the occupants of the structure should avoid buffing, sanding, grinding, or abrading these materials in any way. These activities could potentially release asbestos fibers. An Operations and Maintenance Program (O&M Program) could be developed for the management of asbestos-containing materials if left in place. The development and implementation of such a program would require the designation and training of an asbestos program manager. The asbestos program manager would be responsible for conducting periodic inspections of the asbestos-containing materials, record keeping requirements, and providing awareness training necessary for any maintenance or custodial personnel required to clean or repair these materials. Furthermore, it is recommended that the asbestos program manager notify all potentially affected individuals.

When building maintenance, repair, renovation, or other activities disturb or damage ACMs, asbestos fibers may be released creating a potential hazard. Therefore, removal of friable and non-friable ACMs that have the potential to become friable during demolition and/or renovation is federally regulated under the NESHAP. The San Joaquin Valley Unified Air Pollution Control District (APCD) is the responsible agency on the local level to enforce the NESHAP. The APCD Regional Office requires that asbestos-containing materials (ACM) be removed prior to renovation or demolition activities. Additionally, the APCD must be notified prior to any demolition and/or renovation activities.

7.0 LIMITATIONS

This survey and review of the subject property has been limited in scope. This investigation is undertaken with the risk that visual observations and random sampling alone would not reveal the presence, full nature, and extent of asbestos-containing materials. Krazan makes no representation as to the asbestos content of materials not sampled or that were inaccessible to our inspector (i.e., between walls, beneath floors, in pipe chases, etc.). The asbestos sample locations and building dimensions were measured/located in the field by tape measurement from existing features. Therefore, the sample locations, building dimensions, and approximate square footage of asbestos-containing materials should be considered accurate only to the degree implied by the methods used.

The findings presented in this report were based on field observations, random sampling and analysis, review of available data, and discussions with local regulatory and advisory agencies. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used. The information presented herewith was based on professional interpretation using presently accepted methods with a degree of conservatism deemed proper as of the report date. We do not warrant that future technical developments cannot supersede such data.

This asbestos survey is not intended to be the sole basis for asbestos removal bids. Confirmation of the condition and volume of the ACMs should be conducted by prospective removal contractors prior to accepting removal bids. This report is provided for the exclusive use of the client noted on the cover page and is subject to the terms and conditions in the applicable contract between the Client and Krazan. The client is the only party to whom Krazan has explained the risks involved and has been involved in the shaping of the scope of services needed to satisfactorily manage those risks, if any, from the client's

**LEAD-BASED PAINT SURVEY
RESIDENCE
1718 L STREET
FRESNO, CALIFORNIA**

Project No. 014-10062
June 4, 2010

Prepared for:
Ms. Amber Martinez
Granville Homes, Inc.
1396 West Herndon Avenue, Suite 101
Fresno, California 93711
(559) 436-0900

Prepared by:
Krazan & Associates, Inc.
215 West Dakota Avenue
Clovis, California 93612
(559) 348-2200

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Project No. 014-10062

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GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

June 4, 2010

Project No. 014-10062

**LEAD-BASED PAINT SURVEY
RESIDENCE
1718 L STREET
FRESNO, CALIFORNIA**

1.0 INTRODUCTION

This report presents the results of our lead-based paint survey for the structures located at 1718 L St. in Fresno, California. The lead-based paint survey was conducted under the conditions of Krazan & Associates, Inc.'s (Krazan's) Proposal No. P10-067, dated May 24, 2010. Ms. Amber Martinez gave written authorization on May 25, 2010, for Krazan to proceed with the lead-based paint survey.

2.0 PURPOSE AND SCOPE OF WORK

The purpose of the lead-based paint survey was to identify and quantify the presence of potential lead-based paints (LBPs) at the on-site structures. The scope of work for the limited LBP survey included conducting a visual survey of the structures, conducting bulk sampling and analysis of materials suspected to contain lead.

3.0 BUILDING DESCRIPTION

Residence

The site is located on the east side of L Street, north of San Joaquin in Fresno, California. The structure was a two-story wood-framed structure with pier and post foundation, stucco and wood exterior walls, with composite shingle roof. Interior construction included gypsum board, acoustic ceiling tiles, plaster, wood and open-framed ceilings; gypsum board, plaster, wood, and open-framed walls; and wood floors overlain (in areas) by sheet flooring, wall-to-wall carpeting, and floor tiles.

Shed

The structure was a wood-framed structure with wood, metal, and stucco exterior walls, with metal roof. Interior construction included gypsum board ceilings and walls; and wood floors overlain (in areas) by floor tiles.

4.0 INVESTIGATIVE METHODS

4.1 Sampling Protocols

Fifteen (15) samples of suspected LBPs were collected from throughout the on-site structures. Representative samples were collected from painted surfaces that visually appeared to contain various types of paint. Every attempt was made to identify unique paint and/or surface types. However, a chance exists that: 1) different paints are not visually distinct, 2) hidden surfaces exist, or 3) areas that were painted with different and distinct paint types are now covered by a single overlay. Sample locations for this survey were determined by the inspector and were selected in a random fashion after homogeneous areas were identified.

Sample locations for this survey were chosen in a semi-random fashion with emphasis placed on minimizing damage to the sampled materials. The samples were collected by carefully removing a small amount of the suspect material, with every attempt to separate the paint from the substrate. If possible, samples were collected from existing damaged areas or loose pieces of materials. Each sample was placed in a separate sealed plastic bag, and labeled with the project number and sample number.

4.2 Laboratory Analytical Methods

Paint chip samples were analyzed by Environmental Hazards Services of Richmond, Virginia, to detect the presence of total lead in accordance with EPA Method 7420. Copies of the analytical results and Chain-of-Custody Record are included in Appendix A.

5.0 RESULTS OF INVESTIGATION

As stated previously, 15 samples of suspected LBPs were collected from throughout the structures. Analytical laboratory results and field observations of the materials sampled have been summarized on Table I, following the text of this report. Information presented within the table includes the sample number, the room equivalent, building component, substrate, testing location, lead content, the volume of

LBP identified (typically expressed in square feet), and the condition of the material sampled. In addition, footnotes have been provided to convey pertinent information regarding the specific sample.

The following paints contained 0.5% or greater total lead by weight and are defined as lead-based paint:

Off-white wood door frame – living room (Sample No. 1)

Tan wood door frame – family room (Sample No. 3)

Green plaster wall – stairwell (Sample No. 6)

Green wood wall – 2nd Floor porch (Sample No. 9)

Tan wood siding – residence exterior (Sample No. 12)

Gray concrete steps – residence exterior (Sample No. 13)

Tan wood wall – shed exterior (Sample No. 15)

The following paints contained greater than 0.06% total lead by weight and are defined as lead-containing paint:

Off-white wood stair rail – entry (Sample No. 2)

Gray wood trim – residence exterior (Sample No. 11)

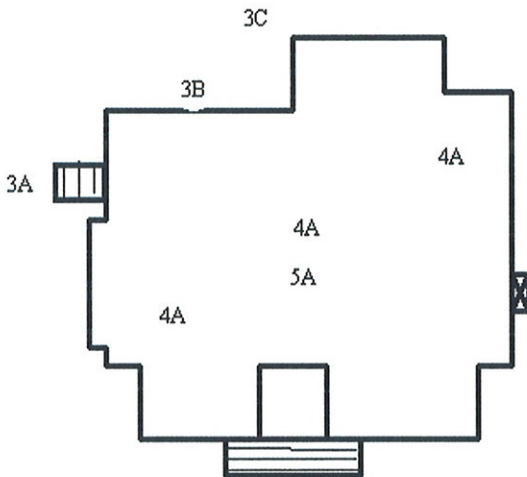
The paints on the exterior and interior of the buildings surveyed were generally in fair to poor condition.

6.0 CONCLUSIONS

Occupational exposure to lead is regulated by both the Federal Occupational Safety and Health Administration (OSHA) (29 CFR 1926.62) and California OSHA (Title 8, GISO 5198 and CSO 1532.1). Based on Federal and California OSHA, when disturbing paints which contain lead (any amount of detectable lead), the above-noted OSHA and California OSHA regulations should be followed. Furthermore, the United States Department of Housing and Urban Development (HUD) publication entitled "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," dated 1995, outlines specific guidelines for disrupting paint with lead in excess of 5,000 mg/kg (lead-based paint). These guidelines have been developed primarily to address conditions within buildings utilized for residential purposes. In addition, industry accepted standards also suggest that building owners notify occupants regarding the presence, location, and extent of lead-based paints. Records of all notifications and reports must be maintained for the duration of ownership and must be transferred to successive owners.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 1718	STREET, CITY, STATE, ZIP L St, Fresno CA 93721	Date of Inspection 5/26/2010	No. of Pages 5
<div style="display: flex; align-items: center;"> <div style="flex: 1;"> <p><i>Mister</i> SPRAYMAN PEST CONTROL 850 San Jose, Suite 114 Clovis, CA 93612 559-322-5252 Fax 559-322-5288</p> </div> <div style="flex: 1; text-align: center;"> </div> </div>			
Firm Registration No. PR 3504		Report No. 7313	Escrow No.
Ordered By: Granville Homes 1396 W. Herndon #104 Fresno, CA 93711		Property Owner/Party of Interest Granville Homes 1396 W. Herndon #104 Fresno, CA 93711	Report Sent To: Granville Homes 1396 W. Herndon #104 Fresno, CA 93711
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Two story, framed, stucco and wood sided residence vacant and unoccupied, comp shingle roof on a raised foundation		Inspection Tag Posted: Subarea	
		Other Inspection Tags: NONE	
An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/>			
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			



Inspected by Don Dias License No. FR21001 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

43M-41 (Rev. 10/01)

1718

L St, Fresno CA 93721

5/26/2010

7313

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

FURTHER INSPECTION : ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CAN NOT BE DEFINED AS SECTION 1 AND SECTION 2.

The following areas were not inspected, as indicated in Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulations: Furnished interiors, inaccessible attics, insulated attics, and portions thereof; the interior of hollow walls: spaces between a floor or porch deck and the ceiling or soffit below: stall showers over finished ceilings: such structural segments as porte cocheres, enclosed bay windows, buttresses and similar areas to which there is no access without defacing or tearing out lumber, masonry and finished work, built-in cabinet work: floor beneath coverings, areas where storage conditions or locks makes inspection impractical.

OUR TERMITE COMPANY is not a licensed roofing firm. If any interested party desires further information, a licensed roofer should be consulted.

NOTE: IF REQUESTED BY THE PERSON ORDERING THIS REPORT, A REINSPECTION OF THE STRUCTURE WILL BE MADE.

THIS REQUEST MUST BE WITHIN FOUR MONTHS OF THE DATE OF THIS REPORT AND THERE WILL BE A FEE.

THE FOLLOWING INFORMATION IS BEING SUPPLIED TO HELP OUR CLIENTS BETTER UNDERSTAND THE DIFFERENCE BETWEEN SECTION I & SECTION II FINDINGS. IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

Section I

Section I: contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection on the date of inspection.

Section II

Section II: contains conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found on the date of inspection.

1718

L St, Fresno CA 93721

5/26/2010

7313

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

THIS IS A STRUCTURAL PEST CONTROL INSPECTION REPORT NOT A BUILDING INSPECTION REPORT, THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING. THE FOLLOWING AREAS WERE NOT INSPECTED, AS INDICATED IN SECTION #1990, PARAGRAPH (j) OF THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS FURNISHED INTERIORS, INACCESSIBLE ATTICS, INSULATED ATTICS, AND PORTIONS THEREOF THE INTERIOR OF HOLLOW WALLS SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW STALL SHOWERS OVER FINISHED BUTTRESSES AND SIMILAR AREAS TO WHICH THERE IS NO ACCESS WITHOUT DEFACING OR TEARING OUT LUMBER, MASONRY AND FINISHED WORK, BUILT-IN CABINET WORK FLOOR BENEATH COVERINGS, AREAS WHERE STORAGE CONDITIONS OR LOCKS MAKES INSPECTION IMPRACTICAL. THIS COMPANY CANNOT BE HELD LIABLE FOR ANY HIDDEN LEAKS OR LEAKS THAT OCCUR AFTER THE DATE OF THIS ORIGINAL INSPECTION.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD. NO ROOF CERTIFICATIONS WILL BE GIVEN BY THIS COMPANY. IF A ROOF CERTIFICATION IS NEEDED AFTER REPAIRS INVOLVING REMOVAL AND REPLACEMENT OF ROOFING MATERIALS, IT MUST BE OBTAINED FROM A LICENSED ROOFER.

NOTICE Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.) However, recommendations to correct these findings may vary from company to company...you... have a right to seek a second opinion...from another company.

Areas above the first story eaves are inaccessible for physical inspection due to height and are not included in our report, unless our visual inspection from the ground revealed conditions that need further inspection. If requested, a further inspection will be made of the upper areas of the structure and a supplemental report issued outlining our findings, recommendations, and any additional cost.

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist.

Areas above the first story eaves are inaccessible for physical inspection due to height and are not included in our report, unless our visual inspection from the ground revealed conditions that need further inspection. If requested, a further inspection will be made of the upper areas of the structure and a supplemental report issued outlining our findings, recommendations, and any additional cost.

Fungus/Dryrot:**FINDING 3A**

Fungus infection and damage noted to the steps as indicated on the diagram. Condition appears to be due to exposure to the elements.

RECOMMENDATION 3A

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

1718

L St, Fresno CA 93721

5/26/2010

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BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

Fungus/Dryrot:**FINDING 3B**

Fungus infection, earth to wood contact and damage noted to the basement door and steps.

RECOMMENDATION 3B

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 2 Item *****

FINDING 3C

Fungus infection and damage noted to the rear door over hang as indicated on the diagram. Condition appears to be due to exposure to the elements.

RECOMMENDATION 3C

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

Other Findings:**FINDING 4A**

Water damage noted to the ceilings as indicated on the diagram. This condition appears to be due to past roof leaks.

RECOMMENDATION 4A

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 2 Item *****

FINDING 4B

Earth-wood contact noted at the retaining walls and pier posts in the sub area as indicated on the diagram. This condition is conducive to subterranean termites infestations, excessive moisture conditions and fungus development.

RECOMMENDATION 4B

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 2 Item *****

Further Inspection:**ITEM 5A**

Water service to the structure was turned off at the time of this inspection. We recommend further inspection after the water is restored to determine if water leakage exists within the structure.

***** Unknown Further Inspection Recommended *****

MISTER SPRAYMAN PEST CONTROL DOES NOT GUARANTEE WORK PERFORMED BY OTHERS, SUCH GUARANTEES SHOULD BE OBTAINED FROM THOSE PERFORMING THE REPAIRS. MISTER SPRAYMAN PEST CONTROL ONLY CERTIFIES THE ABSENCE OF INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS. IF IT IS FOUND THAT OTHERS HAVE CONCEALED OR HIDDEN INFESTATIONS OR INFECTIONS DURING THE COURSE OF THEIR REPAIRS, IT WILL BE THE RESPONSIBILITY OF THE INTERESTED PARTIES TO PURSUE THE RESPONSIBLE PARTIES.

1718

L St, Fresno CA 93721

5/26/2010

7313

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

IF ANY INFESTATION, INFECTION OR DAMAGE IS DISCOVERED IN A CONCEALED AREA DURING THE COURSE OF PERFORMING ANY RECOMMENDATION IN THIS REPORT, THIS COMPANY WILL FILE A SUPPLEMENTAL REPORT. THIS COMPANY IS NOT RESPONSIBLE FOR CONTROLLING SUCH INFESTATIONS OR INFECTIONS NOR RESPONSIBLE FOR CONTROLLING SUCH DAMAGE. IF THE ADDITIONAL WORK IS WITHIN THE SCOPE OF THIS COMPANYS OPERATIONS, A COST WILL BE PROVIDED WITH THE SUPPLEMENTAL REPORT.

WE ENCLOSE OUR BILL FOR \$75 TO COVER OUR INSPECTION AND REPORT.



E N V I R O N M E N T A L

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Soil Remediation • Site Assessments • Microbial Decontamination • Indoor Air Quality • Lab Packing • Hydroblasting

PROPOSAL

NO: 90-606

TO: Granville Homes
1396 West Herndon Avenue
Fresno, CA 93711

DATE: May 23, 2010
ATTN: Amber Martinez
PHONE: 440-8309
FAX:
EMAIL: ASouza@gvhomes.com

**JOB NAME: Cleanup of Human & Animal Fesses from 1718 L Street located in
Fresno, CA**

PARC Environmental, hereinafter designated as PARC, proposes to perform the following

Scope of work: PARC Environmental is pleased to offer this proposal for providing all labor, equipment and materials to remove all human/ animal fesses and then spray all areas which are urine affected with an antibacterial sanitizer solution.

If you should have any further questions please contact me at (559) 233-7156 or cellular phone of (559) 978-3246.

PROPOSAL TERMS: All work shall be performed in accordance with state and federal regulations pertaining to abatement of hazardous materials including transportation and disposal of waste. PARC carries liability, workers compensation, and auto insurance. Unless otherwise stated; the customer agrees to supply sufficient water and electricity at no cost to PARC; the customer acknowledges that abatement requires the application of tape and agrees that PARC will not be held responsible for tape damage or for repainting; this bid is based on performing the work during regular work hours; PARC shall not be responsible for weather protection or for damages resulting from weather or vandalism; this proposal is subject to change and may be withdrawn if not accepted within 30 days of the above date.

PAYMENT TERMS: Cash forthwith for any portion of work commenced and completed in any one calendar month. Balance of contract price due and payable within 10 calendar days upon completion of PARC's work. Unpaid monies shall be subject to a finance charge of 1.5% per month. The customer agrees to compensate PARC for any collection related costs, including reasonable attorney fees, if full

2706 South Railroad Ave., Fresno CA, 93725-2099
P.O. Box 10077, Fresno, CA 93745-0077
(559) 233-7156 800-882-5362 FAX: (559) 233-4284
www.parcenvironmental.com

payment is not made to PARC. The customer agrees that the court of jurisdiction, for any claim, shall be located in Fresno County.

COMPENSATION: \$1,133.00

Accepted _____, 2010

By: _____

Title: _____

PARC Environmental

Approved: Robert Lassotovitch

By:  _____

Hazardous Materials Manager

1718 L Street "The Crichton Home"
Rehabilitation Budget (in current location)

3205 SF Building

Subcontractor:		Job:	Scope of Work:	Budget:	
1	TBD	Renovation	Remodel interior to SF dwelling space and exterior with siding removal	320,500	\$ 100 SF
2	Parc	Abatement	Removal of lead and asbestos	15,705	
3	Parc	Clean-up	Removal of hazardous waste	1,133	
4	TBD	Landscaping	Landscape and removal of parking lot	12,500	
5	TBD	Fencing	Perimeter fencing	3,000	
* Dinuba Movers		Moving	OPTION - Transport and Foundation \$60k		
Estimated Cost of Rehab				\$	352,838
Land Value				\$	34,975
Total				\$	387,813
					\$ 121 SF
"After-Rehabilitation" Value *				\$	192,300
					\$ 60 SF
Percent costs exceed "after-rehab" value of property					50%
<p>* Historic Preservation Ordinance FMC S12-1617-1(4): <i>"If the fair market value of the land, combined with the costs of rehabilitation, exceed the "after-rehabilitation" value of the property by more than twenty percent, the Commission shall find that denial of the application will result in an unreasonable economic hardship to the owner."</i></p>					